



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2303819
Applicant Name: Randy Spaan
Address of Proposal: 5915 South Cooper Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into three parcels of land. Proposed parcel sizes are as follows: Parcel A) 5,001.1 square feet, Parcel B) 5,017.2 square feet; and Parcel C) 6,600.3 square feet. Existing structures to remain.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into three lots.
(Seattle Municipal Code Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The 16,610.7-square foot site is located on the east side of 59th Avenue South, between South Cooper Street and South Ryan Street in South Seattle. The site is a parcel (Parcel A) of recently approved Lot Boundary Adjustment 2302994 (King County Recording #20031223900008). The site is zoned Single Family 5000 (SF5000) and is currently developed with a single-family residence with an attached carport. The site has approximately 72.27 feet of street frontage along 59th Avenue South which has a 50 foot right-of-way and is improved with a curb and sidewalk on both sides of the street.

The subject parcel is relatively flat and is not located within any identified designated Environmentally Critical Area (ECA).

Properties in the immediate vicinity are zoned Single Family 5000. Development in the area consists primarily of single-family houses of varying age and architectural style, consistent with the single-family zoning designation. Amazing Grace Lutheran Church is located across the street to the west and is also located in the SF5000 zone.

Proposal

The applicant proposes to subdivide one parcel of land into three (3) lots. Proposed lot sizes would be as follows: Parcel A) 5,001.1 square feet, Parcel B) 5,017.2 square feet; and Parcel C) 6,660.3 square feet. The existing single-family residence on proposed Parcel C would remain.

Proposed Parcels A and B would have street frontage on 59th Avenue South. Proposed Parcel C would have access to South Cooper Street via an ingress, egress and utility easement across an abutting property, Parcel B of Lot Boundary Adjustment 2302994.

No development or construction activities are associated with the current proposal; the subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

The comment period for this proposal ended on August 6, 2003. Comments were received with concerns about drainage, the possible existence of wetlands and/or underground springs and the existence of large trees. It appears that the site in which all four comments were intended to be directed towards, is actually the 31,457.1 square foot property located to the east and south of this project and is known as Parcel B of Lot Boundary Adjustment 2302994.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Based on information provided by the applicant, referral comments from the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The subject property's zone (SF 5000) is intended for single-family residential uses with a minimum lot size of 5,000 square feet. The lots created by this proposed division of

land would conform to all applicable development standards of the SF 5000 zoning district. The proposed parcels would provide adequate buildable area to meet applicable setbacks, lot coverage requirements, and other applicable Land Use Code development standards.

2. The two front lots, proposed Parcels A and B are provided direct vehicular access to 59th Avenue South. Proposed Parcel C is provided vehicular access to South Cooper Street over an easement, consistent with the requirements of the Code. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light has reviewed the proposal and does require an easement to provide for electrical facilities and service to the proposed lots. This short plat provides for adequate access for vehicles, utilities, and fire protection.
3. This area is served with domestic water, sanitary sewer, and stormdrain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #2003-0844 was issued on August 1, 2003.

Stormwater plan review requirements will be made at the time of building permit application(s) in accordance with any applicable stormwater ordinances in effect at that time. If the project results in more than 5,000 square feet of new or replaced impervious surface, a comprehensive drainage control plan prepared in accordance with SMC 22.802.015(D) and 22.802.020, may be required.

4. An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for owner-occupied housing would be provided within the City limits as a result of this subdivision. Upon completion of the conditions in this analysis and decision, the proposal would meet all applicable criteria for approval of a short plat.

5. The site is not located in any environmentally critical area as defined in SMC 25.09.240: no environmentally critical areas have been mapped or otherwise observed on the site.
6. There are approximately 21 trees on the property. Seven of the trees are located on proposed Parcel C which is currently developed with a single family residence. Access to proposed Parcel C is unchanged therefore there appears to be no impact on the trees on proposed Parcel C. There are 14 trees located on the remainder of the site. Ten of them appear to be located in areas which will be outside of the principal building areas of proposed Parcels A and B. The proposed parcels are laid out such that most of the trees could be retained. Thus, the subdivision has been designed to maximize the retention of existing trees.

Future construction is subject to the provisions of SMC 23.44.008, (tree replacement/preservation requirements on single family lots) and SMC 25.11.060 (tree protection requirements for single family lots).

7. This criterion is not applicable to the proposed short subdivision because no unit lots are proposed.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

The owner(s) and/or responsible party(s) shall:

Prior to Recording

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned. Add the conditions of approval to the face of the plat.
2. Submit the final recording forms for approval and remit any applicable fees.
3. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light (as described in Exhibit "A," P.M. #230402-1-009B) on the final short subdivision.
4. Retain all trees on Parcels A and B until such time as future construction is approved subject to the provisions of SMC 23.44.008 and SMC Chapter 25.11.
5. Provide an easement or covenant to allow for the proper posting of address signage visible from the street.

After Recording and Prior to Issuance of Any Building Permits

6. Attach a copy of the recorded short subdivision to all sets of building permit application plans.

Signature: (signature on file) Date: March 25, 2004
Darlene Edwards, Land Use Planner
Department of Planning and Development